

IN OR 1811/110
EX 5-4 & 5-7
ESMT OR 1885/1670

D&J MOTORSPORTS PROMOTION INC
540271 LEM TURNER RD
CALLAHAN, FL 32011

2024

17-2N-25-0000-0005-0010



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		15	CONC BLOCK 100	
Roof Structur		04	WOOD TRUSS 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		01	MINIMUM 100	
Interior Floo		03	CONC FINSH 100	
Ceiling		04	NONE 100	
Air Condition		01	NONE 100	
Heating Type		01	NONE 100	
Fixtures			5 100	
Frame		03	MASONRY 100	
Story Height			8 100	
RMS			2 100	
Stories		1.	1. 100	
Units			0 100	
Occupancy		00	NONE 100	
Quality		03	Quality Level 03	
DOR CODE		3700	RACE TRACKS	
MAP NUM			MKT AREA	08
NEIGHBORHOOD/LOC		8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	170	100	170	17,323
TOTALS	170		170	17,323

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	170	68.0400	114.82	19,519	2014	2014	0	0	0	11.25	88.75

1

RSTRM BLDG - 0% - 0

Heated Area: 170

HX Base Yr

10

17

10

17

BAS
2014

BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	05/19/2023

MLU

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 3				6				
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
																			VALUATION BY										STANDARD									
																			Tax Group: 6										Tax Dist:									
																			BUILDING MARKET VALUE										35,957									
																			TOTAL MARKET OB/XF VALUE										88,667									
																			TOTAL LAND VALUE - MARKET										536,000									
																			TOTAL MARKET VALUE										412,044									
																			SOH/AGL Deduction										122,976									
																			ASSESSED VALUE										289,068									
																			TOTAL EXEMPTION VALUE										0									
																			BASE TAXABLE VALUE										289,068									
																			TOTAL JUST VALUE										660,624									
																			NCON VALUE										0									
																			INCOME VALUE																			
																			PREVIOUS YEAR MKT VALUE										664,760									